| 075.0 | 0004 | 0003.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 753,000 / 753,000 |
| | | | | | USE VALUE: | 753,000 / 753,000 |
| | | | | | ASSESSED: | 753,000 / 753,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 25 | | ROBIN HOOD RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CARLSON CAROLYN C/ TRUSTEE |
| Owner 2: | CAROLYN C CARLSON REVOCABLE |
| Owner 3: | TRUST |
| Street 1: | 25 ROBIN HOOD RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CARLSON CAROLYN C - |
| Owner 2: | - |
| Street 1: | 25 ROBIN HOOD RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 5,722 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1965, having primarily Wood Shingle Exterior and 2231 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5722.000 | 338,800 | | 414,200 | 753,000 |
| Total Card | 0.131 | 338,800 | | 414,200 | 753,000 |
| Total Parcel | 0.131 | 338,800 | | 414,200 | 753,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.52 | /Parcel: 337.5

**Legal Description**

**User Acct** 47577

**GIS Ref**

**GIS Ref**

**Insp Date** 10/26/18

Entered Lot Size

Total Land:

Land Unit Type:

!6282!

## PREVIOUS ASSESSMENT

Parcel ID 075.0-0004-0003.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 338,800 | 0 | 5,722. | 414,200 | 753,000 | 753,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 268,600 | 0 | 5,722. | 414,200 | 682,800 | 682,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 268,600 | 0 | 5,722. | 355,000 | 623,600 | 623,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 268,600 | 0 | 5,722. | 331,300 | 599,900 | 599,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 268,600 | 0 | 5,722. | 284,000 | 552,600 | 552,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 267,500 | 0 | 5,722. | 254,400 | 521,900 | 521,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 267,500 | 0 | 5,722. | 235,500 | 503,000 | 503,000 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 267,500 | 0 | 5,722. | 224,500 | 492,000 | 492,000 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 21:04:39 |

**LAST REV**

| Date | Time |
|---|---|
| 11/19/20 | 11:23:21 |

danam

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6282

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CARLSON CAROLYN | 74399-310 | 1 | 4/1/2020 | Convenience | 1 | No | No | | |
| CONNOR JOHN J, | 74017-33 | 1 | 1/21/2020 | | 880,000 | No | No | | |
| | 11094-232 | | 4/20/1966 | | | No | No | | BARBARA D CONNOR D.O.D. 1/13/2017 BK 70159 PG |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/8/2020 | 1044 | Redo Bat | 21,200 | C | | | | |
| 4/5/2006 | 238 | Re-Roof | 6,000 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/17/2020 | SQ Mailed | MM | Mary M |
| 4/9/2019 | Mail Update | JO | Jenny O |
| 10/26/2018 | MEAS&NOTICE | BS | Barbara S |
| 10/26/2018 | MEAS&NOTICE | BS | Barbara S |
| 4/9/2009 | Meas/Inspect | 372 | PATRIOT |
| 11/19/1999 | Inspected | 264 | PATRIOT |
| 11/17/1999 | Missed Appt. | 267 | PATRIOT |
| 10/20/1999 | Measured | 263 | PATRIOT |
| 7/27/1993 | | RV | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 47577 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5722 | | Sq. Ft. | Site | | 0 | 70. | 1.03 | 4 | | | | | | | | | 414,162 | | | | | | 414,200 | |

Total AC/HA: 0.13136 | Total SF/SM: 5722 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 414,162 | Spl Credit | Total: 414,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1965 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1M - Drywall | | |
| Sec Int Wall: | 2 - Plaster | 50 | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.12064099 |
| Const Adj.: | 0.99742496 |
| Adj $ / SQ: | 139.719 |
| Other Features: | 93500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 460260 |
| Depreciation: | 121509 |
| Depreciated Total: | 338751 |

## COMMENTS

PDAS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 8 | | BRs: 4 | | Baths: 1 | | | | | HB 1 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

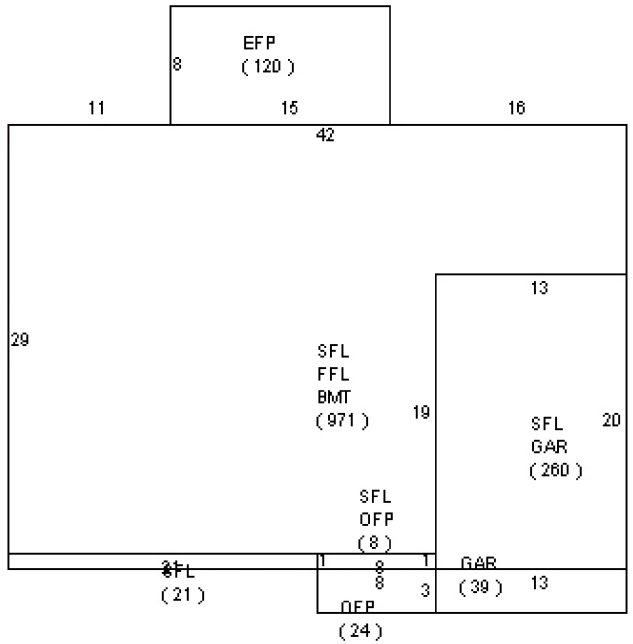
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 139.72 |
| Special Features: | 0 | Val/Su Net: | 92.75 |
| Final Total: | 338800 | Val/Su SzAd | 151.86 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,260 | 139.720 | 176,046 |
| BMT | Basement | 971 | 41.920 | 40,700 |
| FFL | First Floor | 971 | 139.720 | 135,668 |
| GAR | Garage | 299 | 23.300 | 6,967 |
| EFP | Enclos Porch | 120 | 49.780 | 5,974 |
| OFP | Open Porch | 32 | 43.890 | 1,404 |
| | | | | |
| | Net Sketched Area: | 3,653 | Total: | 366,759 |
| Size Ad | 2231 | Gross Are | 3653 | FinArea 2231 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

075.0-0004-0003.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|